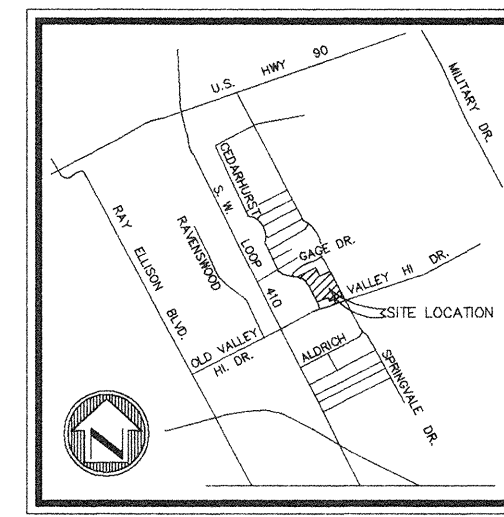


DEVELOPER:
MASON HARRISON JARRARD
8104 N.W. 122nd
OKLAHOMA CITY, OK 73162
(405) 722 0330

UTILITIES
WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

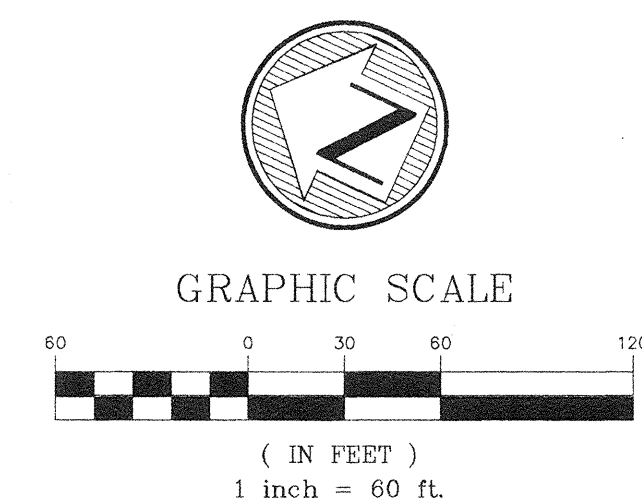
==> DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WILL SHARE INTERNAL CIRCULATION WITH ACCESS TO ALL DRIVES.



LOCATION MAP

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
9-19-91 651
(date) (number)
If no plats are filed, plan will
expire on 2-17-01
1st plat filed on

RECEIVED
97 AUG 28 PM 3:19
PLANNING
AND DEVELOPMENT
SERVICES DIVISION



P.O.A.D.P. PLAN
for
VALLEY-HI 14

W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hiabrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 46436.00
FILE: *[initials]*
DATE: 08/27/97
DESIGN: *[initials]*
DRAWN: L.R.
CHECKED: *[initials]*
SHEET 1 OF 1

**CITY OF SAN ANTONIO
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/28/97 Name of POADP: VALLEY HI 1A
Owners: MASON-HARRISON-JARRARD Consulting Firm: W.F. Castella and Associates, Inc.
Address: 8104 NW 122nd Address: 1039 W. Hildebrand
OKLAHOMA CITY OK 73162 San Antonio, Texas 78201
Phone: (405) 722 9300 Phone: (210) 734-5351
Existing zoning: TEMP. R-1, R-3, B-1, B-3 Proposed zoning: R-3, B-2, B-3
Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: ± 5 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>± 4</u>	<u>5.74</u>
Multi-family (MF)	<u>± 5</u>	<u>8.32</u>
Commercial and non-residential		

Is there a previous POADP for this Site? Name NO No. _____
Is there a corresponding PUD for this site? Name NO No. _____
Plats associated with this POADP or site? Name NO No. _____
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:

Print Name: Joe Nix Signature: [Signature]
Date: 8/27/97 Phone: (210) 734-5351 Fax: (210) 734-5363

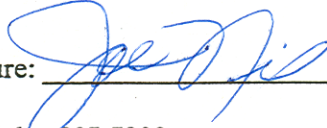
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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- ✓ name of the POADP and the subdivision;
- ✓ indication of development phases on the POADP
- ✓ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ✓ north arrow and scale of the map;
- ✓ proposed land use by location, type and acreage;
- ✓ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ✓ contour lines at intervals no greater than ten (10) feet;
- ✓ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ✓ existing adjacent or perimeter streets;
- ✓ one hundred year flood plain limits;
- ✓ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ✓ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ✓ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ✓ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ✓ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ✓ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Joe Nix

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

August 19, 1999

Steven E. Hanan
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Valley Hi 14

POADP # 651

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Valley Hi 14 Preliminary Overall Area Development Plan # 651. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms.J. Jay, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

September 3, 1997

P.O.A.D.P REVIEW

Ventura 254

Located on FM 1976, From FM 78 to T. & N.O. Railroad

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' ROW flares will be required at the intersection of Elm Trail and FM 1976.

Access Limits/Restrictions

The property between FM 78 and Elm Trail is eligible for a maximum combined total of six(6) access points, based on the overall combined FM 1976 frontage. The property between Elm Trail and T.& N.O. Railroad is eligible for a maximum combined total of six(6) access points, based on the overall combined FM 1976 frontage. Locations of access points will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Valley Hi 14, POADP Level I T.I.A.

Date: August 19, 1999

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the Valley Hi 14 POADP, located north of Valley High between Cedarhurst and Springville. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of apartments and a commercial development estimated to generate 496 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. The commercial portion will have two access points within 290 ft frontage of Cedarhurst and three access points within 760 ft frontage of Valley Hi. The Apartments will have two access points within 620 ft frontage of Cedarhurst.



Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9.1.97

FROM: Elizabeth Carol, Planner II; Planning Department

ITEM NAME: Valley H: 14 FILE # NONE

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

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97 SEP - 8 AM 11:56
OFFICE OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Drainage easements will be require
and will be address during the platting
process.

Burt Rubio NSA As. Eng Tech 9-2-97
Signature Title Date